

**ZB# 01-57**

**Timothy Sheehan**

**58-1-25**

#01-57-Sheehan, Timothy

Area 58-1-25

Prelim.

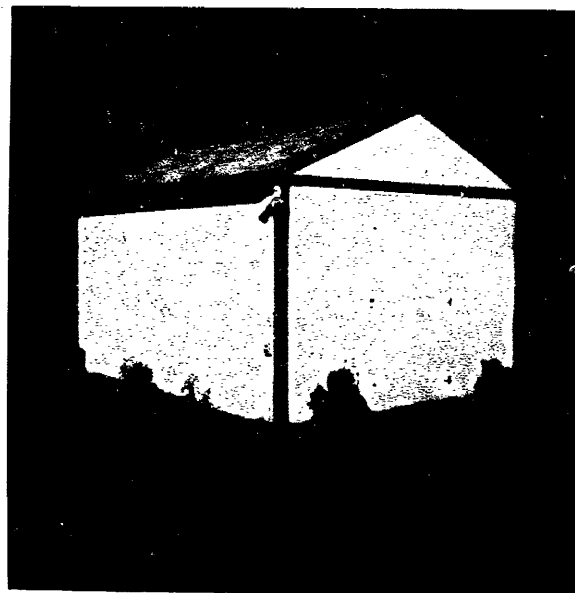
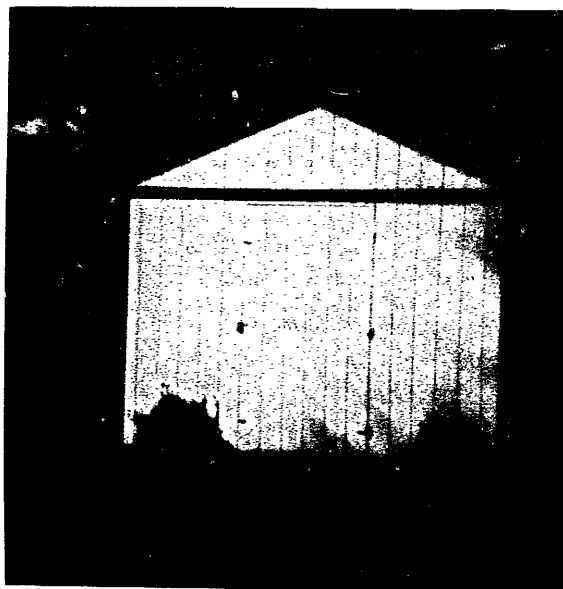
Oct. 22, 2001.

Public Hearing:

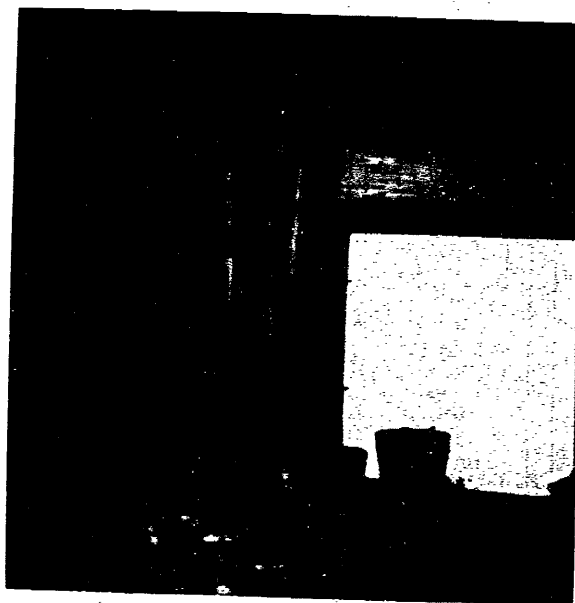
Nov. 26, 2001.

Granted

Refund \$207.50



# 01-57



**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#1037-2001**

**11/02/2001**

**Sheehan, Thomas & Karen** #01-57

**Received \$ 50.00 for Zoning Board Fees on 11/02/2001. Thank you for stopping by  
the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green**  
**Town Clerk**

Timothy M. Sheehan  
Karen L. Sheehan  
9 Mecca Dr.  
Salem, MA 01970-1257

1454

10-4/220

DATE

11/1/01

PAY TO THE  
ORDER OF

Windsor

\$

50.44/100

DOLLARS



Security features  
included.  
Details on back.

M&T Bank  
P.O. Box 1000  
Salem, MA 01970-1000

FOR DEPOSIT ONLY

Sheehan

⑆022000046⑆⑆10004⑆1054766⑆1454



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Shiehan, Timothy

FILE# 01-57

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

INTERPRETATION: \$150.00

AREA X

USE     

APPLICATION FOR VARIANCE FEE ..... \$ 50.00

*paid ck. #1454  
11/01/01.*

\* \* \*

ESCROW DEPOSIT FOR CONSULTANT FEES ..... \$ 300.00

*paid ck #1453  
11/01/01.*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 10/22/01 2 ..... \$ 9.00

2ND PRELIMINARY- PER PAGE ..... \$     

3RD PRELIMINARY- PER PAGE ..... \$     

PUBLIC HEARING - PER PAGE 11/24/01 3 ..... \$ 13.50

PUBLIC HEARING (CONT'D) PER PAGE ..... \$     

TOTAL ..... \$ 22.50

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: 10/22/01 ..... \$ 35.00

2ND PRELIM. .... \$     

3RD PRELIM. .... \$     

PUBLIC HEARING. 11/24/01 ..... \$ 35.00

PUBLIC HEARING (CONT'D) ..... \$     

TOTAL ..... \$ 70.00

MISC. CHARGES:

..... \$     

TOTAL ..... \$ 92.50

LESS ESCROW DEPOSIT ..... \$ 300.00

(ADDL. CHARGES DUE) ..... \$     

REFUND DUE TO APPLICANT .. \$ 207.50

Date \_\_\_\_\_

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553**

**TO**

**DR.**

12577

[illegible]



-----X  
In the Matter of the Application of

**TIMOTHY SHEEHAN**

**MEMORANDUM OF  
DECISION GRANTING  
AREA VARIANCES**

#01-57.  
-----X

**WHEREAS, TIMOTHY SHEEHAN**, residing at 9 Mecca Drive, New Windsor, New York, N. Y. 12553, has made application before the Zoning Board of Appeals for a 6 ft. side yard and 6 ft. 7 in. rear yard variance for an existing shed at the above single-family residence in an R-4 zone; and

**WHEREAS**, a public hearing was held on the 26th day of November, 2001 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared for this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in an R-4 zone neighborhood containing one-family homes.

(b) The Applicant seeks a variance to permit a shed which has been in existence for at least four years.

(c) There have been no complaints received, either formal or informal regarding the shed.

- (d) The existing shed does not create any ponding or collection of water or interfere with water drainage and is not constructed on the top of any septic or well, sewer or water easement.
- (e) The existing shed is similar to other sheds in the neighborhood.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 6 ft. side yard and a 6 ft. 7 in. rear yard variance for an existing shed at the above address, in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: January 14, 2002.

*Lawrence W. Torley*

---

Chairman

Date 12/3/01 .....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Francis Roth DR.  
168 W. Duane Lane  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
11/26/01	Zoning Board Mtg		75 00	
	Misc. - 2	Manera - 2		
	Leonetti - 1	<del>53</del> 53	238 50	
	Applied Building - 1			
	Kucifore - 2		313 50	
	Blythe - 1			
	UGB Associates - 2			
	Conklin - 4			
	Baker - 3			
	Harris - 5			
	Misheel Realty - 13			
	Lucas - 6			
	Sheehan - 3			

SHEEHAN, TIMOTHY

MR. TORLEY: Request for 6 ft. side yard and 6 ft. 7 in. rear yard variances for existing shed at 9 Mecca Drive in an R-4 zone.

Mr. Timothy Sheehan appeared before the board for this proposal.

MR. TORLEY: Is there anyone in the audience who wishes to speak on this matter? Let the record show there is none. Sir?

MR. SHEEHAN: Just going for a variance. I have a shed put up on my existing property, I have some photos that I sent in.

MS. CORSETTI: For the record, we have 57 letters went out on November 13 containing public hearing notice.

MR. KANE: How long has the shed been in existence?

MR. SHEEHAN: Six, seven years.

MR. KANE: Any complaints formally on informally about it?

MR. SHEEHAN: No.

MR. KANE: Any creation of water hazards or runoffs?

MR. SHEEHAN: No.

MR. KANE: Similar in size to other sheds in your neighborhood?

MR. SHEEHAN: Yes.

MR. TORLEY: What kind of foundation is it on?

MR. SHEEHAN: It's on wood foundation built on a wood box base like.

MR. MC DONALD: 4 x 4's?

MR. SHEEHAN: Yes.

MR. TORLEY: It would not fit otherwise on your property.

MR. SHEEHAN: Yeah, I put it in that corner due to where everything is on the property.

MR. TORLEY: So other aspects of your property require it to be in that corner?

MR. SHEEHAN: Yes.

MR. TORLEY: You've had no complaints from your neighbors formal or informal?

MR. TORLEY: What's behind this?

MR. SHEEHAN: There should be one more photo, there's a house behind right behind me like over here.

MR. KANE: That goes to their back yard?

MR. SHEEHAN: Correct.

MS. CORSETTI: And they're not here.

MR. MC DONALD: You doublechecked on these because we made a stipulation that we wanted you to doublecheck the measurements.

MR. SHEEHAN: Yes, I tried to get it in the picture, there's a steel rod in the back corner.

MR. KANE: So you're sure of the measurements?

MR. SHEEHAN: Yes.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KANE: Move we approve the requested variances by Timothy Sheehan at 9 Mecca Drive.

November 26, 2001

42

MR. RIVERA: Second it.

ROLL CALL

MR. KANE	AYE
MR. REIS	AYE
MR. RIVERA	AYE
MR. MCDONALD	AYE
MR. TORLEY	AYE

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR  
COUNTY OF ORANGE:STATE OF NEW YORK

-----X  
In the Matter of the Application for Variance of

Timothy Sheehan

AFFIDAVIT OF  
SERVICE  
BY MAIL

#01-57.

-----X  
STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

PATRICIA A. CORSETTI, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at  
7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 13 day of November, 2004, I compared the 57  
addressed envelopes containing the Public Hearing Notice pertinent to this case  
with the certified list provided by the Assessor regarding the above application  
for a variance and I find that the addresses are identical to the list received. I  
then caused the envelopes to be deposited in a U.S. Depository within the Town  
of New Windsor.

Patricia A. Corsetti

Notary Public

Sworn to before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

October 31, 2001

Karen Sheehan  
9 Mecca Drive  
Salisbury Mills, NY 12577

Re: 58-1-25

Dear Ms. Sheehan:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/lrd  
Attachments

CC: Pat Corsetti, ZBA

57

✓ 58-1-2  
Joseph & Amy Ryan ✓  
219 Lake Road  
Salisbury Mills, NY 12577

✓ 58-1-3  
Dederick Jr. & Susan Kieck  
283 Lake Road  
Salisbury Mills, NY 12577

✓ 58-1-4  
Paul & Mary Ann Messina  
279 Lake Road  
Salisbury Mills, NY 12577

✓ 58-1-5  
Michael & Catherine Peraino  
275 Lake Road  
Salisbury Mills, NY 12577

✓ 58-1-6  
Lisa & Richard Shorey  
271 Lake Road  
Salisbury Mills, NY 12577

✓ 58-1-7  
Michael & Tracy McGuinness  
267 Lake Road  
Salisbury Mills, NY 12577

✓ 58-1-8  
Lawrence & Kathleen Rossini  
319 Hickory Avenue  
New Windsor, NY 12553

✓ 58-1-9  
Michael & Lisa Hall  
2 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-10  
Warwick Savings Bank  
C/o Mortgage Servicing  
PO Box 591  
Warwick, NY 10990

✓ 58-1-11  
Michael & Joy Morgese  
6 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-12  
Mark Lavinski  
8 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-13  
Michael Kennedy  
Jeanette Coll-Kennedy  
10 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-14  
Barbara Salony as Trustee of the Ann  
Salony Irrevocable Trust  
C/o Louis & Mary Dolhy  
RD#4 Oak Drive, Box 466  
New Windsor, NY 12553

✓ 58-1-15  
Charles McPherson  
14 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-16.1  
Keith & Glenda Chipperfield  
13 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-16.2  
Stephen & Karen Spellman  
15 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-16.3  
Vincent Gatto  
11 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-26  
Bruce & Mary Ostrander  
17 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-27  
Scott & Kerri Ann Davies  
18 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-28  
Joseph & Cynthia Jordan  
16 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-43  
Diane Grimm  
22 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-1-44  
Laurence & Doris Kantor  
20 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-2-3.1  
Frank Diaz  
290 Lake Road  
Salisbury Mills, NY 12577

✓ 58-2-4  
Timothy O'Leary  
286 Lake Road  
Salisbury Mills, NY 12577

✓ 58-2-6  
Dawn Ann Dubois  
Kevin Cunningham  
1 Beaver Brook Road  
New Windsor, NY 12553

✓ 58-2-7  
Tommy & Ethel Kingery  
5 Beaver Brook Road  
New Windsor, NY 12553

✓ 58-2-10.11  
Allen Deyo  
21 Beaver Brook Road  
New Windsor, NY 12553

✓ 58-4-1  
Anthony & Susan Hilinski  
2 Beaver Brook Road  
New Windsor, NY 12553

✓ 58-4-2  
Joseph & Christine Cirello  
268 Lake Road  
Salisbury Mills, NY 12577

✓ 58-4-3  
Bruce Blackman  
Lynn Bowe-Blackman  
262 Lake Road  
Salisbury Mills, NY 12577

✓ 58-6-1.1  
Steven & Debra Kaiser  
P.O. Box 87  
Salisbury Mills, NY 12577

✓ 58-6-1.2  
Alexander & Natalie Bar  
P.O. Box 239  
Cornwall, NY 12518

✓ 58-6-2  
Thomas & Nicole Rowe  
12 Park Road  
Salisbury Mills, NY 12577

✓ 58-6-3  
Patrick & Deborah Tuohy  
10 Park Road  
Salisbury Mills, NY 12577

✓ 58-6-4  
✓ Albert & Linda Strohl  
P.O. Box 195  
Salisbury Mills, NY 12577

✓ 58-6-5  
✓ William & Maria Castellane  
P.O. Box 165  
Salisbury Mills, NY 12577

✓ 58-6-6.1  
William & Doreen Diemer  
5 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-6-7  
Scott & Robin Widell  
1 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-6-8.2  
Rudolph & Barbara Lamarr  
7 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-7-2  
James & Patricia Spaulding  
13 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-7-3  
Victor & Jacqueline Burgos  
17 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-7-4  
Stephen & Robin Obie  
18 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-7-5  
Alexander & Charlene Torres  
14 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-7-6  
Alexis Smyrychynski  
10 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-7-7  
Richard & Barbara Biglin  
6 Alphonsa Court  
Salisbury Mills, NY 12577

✓ 58-7-8  
Kenneth & Madeline Brooks  
19 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-7-9  
Patrick & Patricia Ann Neary  
21 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-7-10  
Eric & Debra Evans  
23 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-7-11  
David Wilson  
25 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-7-12  
Mark & Heather Bartholomew  
27 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-7-13  
Robert & Jacqueline Melfi  
29 Mecca Drive  
Salisbury Mills, NY 12577

✓ 58-7-14  
Leta Jagielski  
23 Dussenbury Drive  
Florida, NY 10921

✓ 58-7-16  
Gregory & Anna Rodstrom  
20 Park Road  
Salisbury Mills, NY 12577

✓ 58-7-17  
Robert Allen  
Anamaria Bermo  
18 Park Road  
Salisbury Mills, NY 12577

✓ 58-7-18  
Thomas & Janet Sheehy  
16 Park Road  
Salisbury Mills, NY 12577

✓ 58-7-19  
Richard & Karen Mastropietro  
14 Park Road  
Salisbury Mills, NY 12577

✓ 57-1-126  
Consolidated Rail Corporation  
6 Penn Center Plaza  
Philadelphia, PA 19103

SHEEHAN, TIMOTHY

MR. TORLEY: Request for 6 ft. side yard and 6 ft. 7 in. rear yard variance for existing shed at 9 Mecca Drive in an R-4 zone.

Mr. and Mrs. Sheehan appeared before the board for this proposal.

MR. TORLEY: It's the shed that's too close to the side?

MR. SHEEHAN: Yeah.

MR. KANE: How long has the shed been up?

MR. SHEEHAN: I want to say about four years.

MR. KANE: Similar to other sheds in the neighborhood?

MR. SHEEHAN: Yes.

MR. MC DONALD: Haven't had any complaints about the shed at all?

MR. SHEEHAN: No.

MR. KANE: None formally or informally?

MR. SHEEHAN: No.

MR. TORLEY: The one thing I want to caution you on we would, if this goes through and you're granted a variance, we grant the variance based on the kind of numbers you give us. So if you need a 6 foot 7 inch rear yard variance depending on the bank, assuming this is a refinancing or something, if they go out and survey and turns out you need a 6 foot 8 inch variance, you may have to start it all over again. So doublecheck your measurements, you don't want to have to do this twice.

MR. KANE: Shed on a pad?

MR. SHEEHAN: No, actually built on 4 X 4 wood.

MR. KANE: It would be difficult to move?

MR. SHEEHAN: Yes, pretty much.

MR. KANE: This is in the safest part of your property?

MR. SHEEHAN: Yes, it's in the back corner.

MR. KANE: Create any water hazards or runoff?

MR. SHEEHAN: No.

MR. MC DONALD: Over any water lines, wells, sewage or anything like that?

MR. SHEEHAN: No.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KANE: Move we set up Mr. Timothy Sheehan for his requested public hearing for his requested variances at 9 Mecca Drive.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. MC DONALD	AYE
MR. RIVERA	AYE
MR. TORLEY	AYE

**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 9/6/01

APPLICANT: Timothy Sheehan  
9 Mecca Drive  
Salisbury Mills, NY 12577

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Existing 12x16 shed

LOCATED AT: 9 Mecca Drive

ZONE: R-4      Sec/ Blk/ Lot: 58-1-25

DESCRIPTION OF EXISTING SITE: Existing one family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing shed does not meet minimum rear and side yard set-back's.

**COPY**

  
BUILDING INSPECTOR

PERMITTED 10<sup>th</sup>

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE: 48-14-A-1-B

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

4ft

6ft

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

3ft5in

6ft7in

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:  
Building Permit #: \_\_\_\_\_

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Timothy Shuck

Address 1 MELLARD DRIVE Phone 496-6261

Mailing Address SALISBURY MILLS N.Y. 12577

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor \_\_\_\_\_



Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder \_\_\_\_\_

If applicant is a corporation, signature of duly authorized officer. \_\_\_\_\_

(Name and title of corporate officer)

1. On what street is property located? On the \_\_\_\_\_ side of \_\_\_\_\_  
(N,S,E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section 58 Block 1 Lot 25

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒

6. Is this a corner lot? YES

Existing  
12x16 Shed

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_

Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_ Fee \$50.00

CH # 1413

**PAYED**

8 / 27 / 01  
date

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors Frank Lisi & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(914) 563-4618  
(914) 563-4693 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Timothy Sheehan  
(Signature of Applicant)

9 MECCA DRIVE SALISBURY MILBURN 14577  
(Address of Applicant)

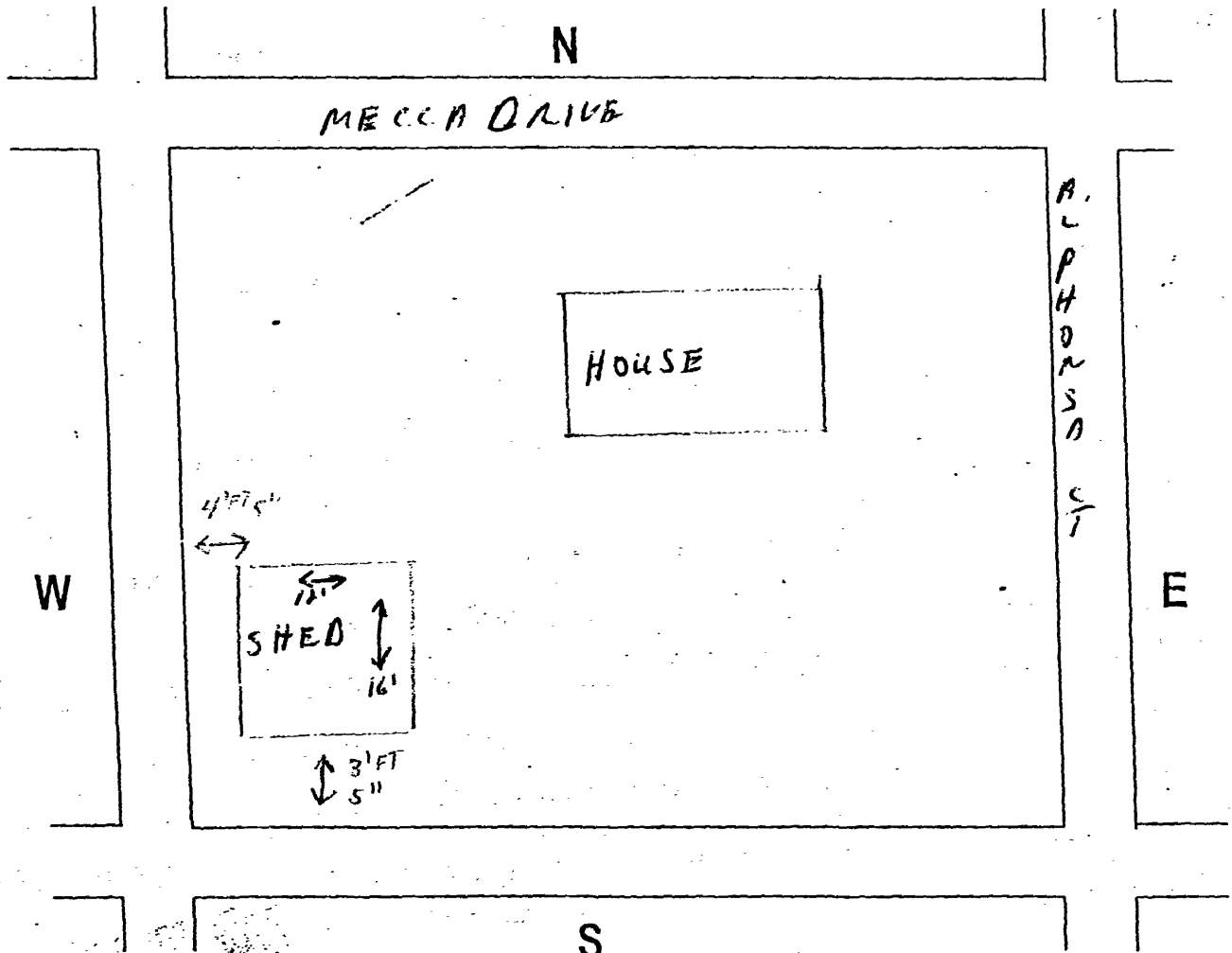
Timothy Sheehan & Karen Sheehan 9 MECCA DRIVE SALISBURY MILBURN 14577

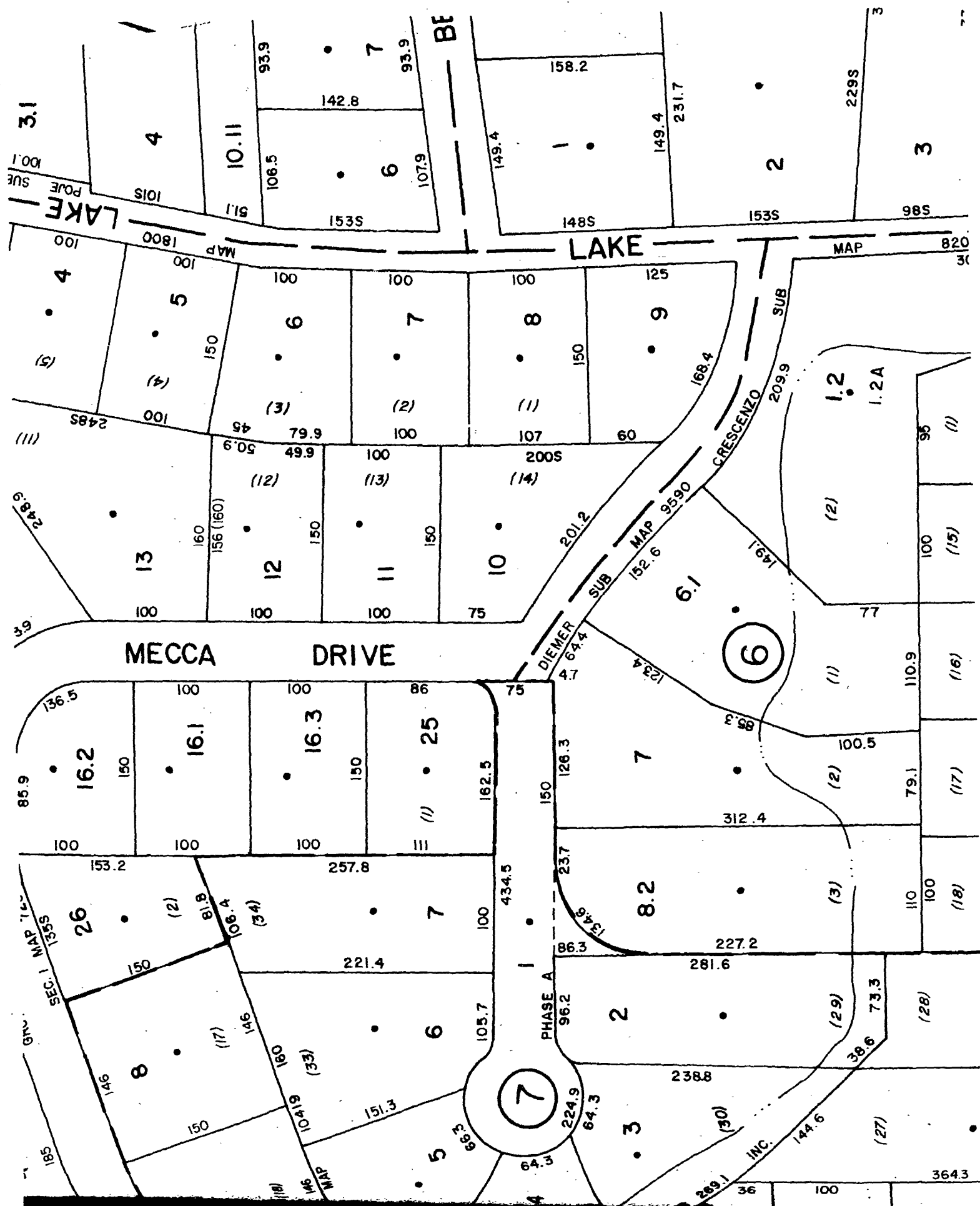
(Owner's Signature)

(Owner's Address)

PLOT PLAN

**NOTE:** Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE  
**THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**

611587

(2)

PRINT OR TYPE: BLACK INK ONLY

Ostrander, Alfred G. Jr.  
Ostrander, Alfred G. sr.

TO  
Timothy Sheehan and Karen Sheehan

SECTION 58 BLOCK 1 LOT 25

RECORD AND RETURN TO:  
(Name and Address)

MILTON TISCHLER, ESQ  
PO BOX 288  
MONROE, N. Y. 10950

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 51096 DATE 2-7-91 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove ☐  
CH22 Chester ☐  
CO24 Cornwall ☐  
CR26 Crawford ☐  
DP28 Deerpark ☐  
GO30 Goshen ☐  
GR32 Greenville ☐  
HA34 Hamptonburgh ☐  
HI36 Highlands ☐  
MK38 Minisink ☐  
ME40 Monroe ☐  
MY42 Montgomery ☐  
MH44 Mount Hope ☐  
NT46 Newburgh (T) ☐  
NW48 New Windsor ☒  
TU50 Tuxedo ☐  
WL52 Walkill ☐  
WK54 Warwick ☐  
WA56 Wawayanda ☐  
WO58 Woodbury ☐  
MN09 Middletown ☐  
NC11 Newburgh ☐  
PJ13 Port Jervis ☐  
9999 Hold ☐

SERIAL NO. ☐

Mortgage Amount \$ ☐

Exempt Yes ☐ No ☐

3-6 Cooking Units Yes ☐ No ☐

Received Tax on above Mortgage

Basic \$ ☐

MTA \$ ☐

Spec. Add. \$ ☐

TOTAL \$ ☐

CHECK ☐ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ ☐

TRANSFER TAX \$ 504<sup>00</sup>

ED. FUND \$ 5.00

RECORD. FEE \$ 14<sup>00</sup> (3)

REPORT FORMS \$ 5<sup>00</sup>

CERT. COPIES \$ ☐

MARION S. MURPHY  
Orange County Clerk

by: C. Pappalardo

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on FEB 08 1991

at 10:00 O'Clock A M.

in Liber/Film 3405 Dads

at page 28 and examined.

Marion S. Murphy  
County Clerk

Gill Alst.

RECEIVED	
4352	\$ <u>504<sup>00</sup></u>
REAL ESTATE	
FEB 08 1991	
TRANSFER TAX	
ORANGE COUNTY	

[8]

ORG 02/08/91 10:00:13 5455 19.00

\*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*

DEED CONTROL NO: 51096 504.00 \*

\*\*\*\*\* SERIAL NUMBER: 004352 \*\*\*\*\*

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This Indenture, made the 7th day of February nineteen hundred and 91

Between

Alfred G. Ostrander, Jr. and Alfred G. Ostrander Sr.  
17 Mecca Dr., Salisbury Mills, New York

party of the first part, and

Timothy Sheehan and Karen Sheehan  
P.O. Box 526, Harriman, New York 10926

party of the second part,

**Witnesseth**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**All** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Schedule "A" Attached

In New  
Windson

S 58

B 1

L 25

**Together** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **Together** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **To Have And To Hold** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

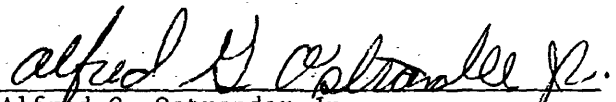
**And** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

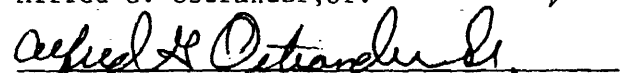
**And** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**In Witness Whereof**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
Alfred G. Ostrander, Jr.

  
Alfred G. Ostrander, Sr.



GAC1587

SCHEDULE A - Description

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, known and described as Lot No. 1, Subdivision entitled, "Grove Homes, Inc.", filed in the Orange County Clerk's Office on October 9, 1985 as Map No. 7283 and being more particularly bounded and described as follows:

BEGINNING at a point on the west side of Mecca Drive thence on a course to the right  $90^{\circ}$  or radius of 25.00 feet to a point; thence North  $73^{\circ} 44' 00''$  West 125.00 feet to a point; thence North  $16^{\circ} 16' 00''$  East 110.00 feet to an iron pipe; thence South  $73^{\circ} 44' 00''$  East 150.00 feet to an iron pipe on the west side of Mecca Drive; thence South  $16^{\circ} 16' 00''$  West 86.00 feet to the point or place of BEGINNING.

Being the same premises conveyed to grantors herein by deed dated 3/3/87 recorded 3/13/87 in Liber 2674 page 307.

LIBER 3405 PAGE 31

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TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 01-57.

Date:

11/1/01

I. ✓ Applicant Information:

- (a) Timothy Sheehan 9 Mecca Dr. Salisbury Mills NY 10577 <sup>496-6261</sup>  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ( ) Use Variance ( ) Sign Variance  
(X) Area Variance ( ) Interpretation

III. ✓ Property Information:

- (a) R4 9 Mecca Drive Salisbury Mills 58-1-25 162 x 111  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1991
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO  
If so, when? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes      No     .

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. ☒ Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. FCG.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. <u>10 ft.</u>	<u>4 ft.</u>	<u>6 ft.</u>
Reqd. Rear Yd. <u>10 ft.</u>	<u>3 ft. 5 in.</u>	<u>6 ft. 7 in.</u>
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

\* Residential Districts only

\*\* No-residential districts only

☒ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

There will be no detriment created by  
the variance and no change to the property

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A.

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, \_\_\_\_\_ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_  
 \_\_\_\_\_

VII. Interpretation N/A

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(b) Describe in detail the proposal before the Board:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

✓VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or



Pls. publish immediately. Send bill to Applicant @  
below address:

**PUBLIC NOTICE OF HEARING**

**ZONING BOARD OF APPEALS**

**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 57

Request of Timothy Sheehan

for a VARIANCE of the Zoning Local Law to Permit:

existing shed w/ insufficient rear & side yards;

being a VARIANCE of Section 48-12-Table of Use/Bulk Regs.-Ch. F & G.

for property situated as follows:

9 Mecca Drive, New Windsor, N.Y. 12553.

known and designated as tax map Section 58, Blk. 1 Lot 25

**PUBLIC HEARING** will take place on the 26<sup>th</sup> day of November,  
2001 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,  
New York beginning at 7:30 o'clock P.M.

Lawrence Torley  
Chairman

By: Patricia A. Corsetti, Secy.

Date ..... 10/26/01 .....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ..... Frances Roth  
100 N. Drury Lane ..... DR.  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
10/23/01		Zoning Board Meeting	75 00	
		Misc. - 1		
		Searing - 5		
		Moisheer - 4		
		Santos - 4		
		Sheehan - 2		
		Lucas - 3		
		Weed - 6		
		Manera - 2		
		Scheuermann - 2		
		Di Micelli - 6		
		Bila/OC Trust - 3		
		Matzakis - 3		
			211 50	
			286 50	